

Butte County

Regional Housing Needs Assessment

Member Jurisdiction Survey Results

The Regional Housing Needs Allocation Plan (RHNP) is governed by California Government Code, which specifies certain requirements for the RHNP, including the provision that each Council of Governments must survey its member jurisdictions to request information that will inform the development of the RHNP, by collecting data required to the Objectives and Factors required for consideration in RHNP development, described below.

Government Code specifies five objectives all RHNPs must further:

1. **Increased Supply and Affordability**—Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner
2. **Environmental Justice**—Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets
3. **Jobs-Housing Balance**—Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing
4. **Affordability Balance**—Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)
5. **Affirmatively Further Fair Housing**—promote fair housing choice and foster inclusive communities that are free from discrimination.

Additionally, Government Code identifies several factors (including some which are new for the 6th RHNA Cycle, identified in **bold**) to be included in developing the methodology that allocates regional housing needs:

1. Existing and projected jobs and housing relationship, **particularly low-wage jobs and affordable housing**
2. Lack of capacity for sewer or water service due to decisions outside jurisdiction's control
3. Availability of land suitable for urban development
4. Lands protected from urban development under existing federal or state programs
5. County policies to preserve prime agricultural land
6. Distribution of household growth in the RTP and opportunities to maximize use of transit and existing transportation infrastructure
7. Agreements to direct growth toward incorporated areas
8. Loss of deed-restricted affordable units
9. **Households paying more than 30 percent and more than 50 percent of their income in rent**
10. **The rate of overcrowding**
11. Housing needs of farmworkers
12. Housing needs generated by a university within the jurisdiction
13. **Housing needs of individuals and families experiencing homelessness**
14. **Units lost during a state of emergency that have yet to be replaced**
15. **The region's GHG targets**

The following questions, which are each related to one of the above listed Factors or Objectives, were intended to gather information to inform the RHNP, pursuant to the law. The table depicted on page 4 of this report, was included in the Survey to display data that had been gathered to date; survey Question 6 asks respondents to identify data points, in addition to those listed in the table, which would be important to inform the RHNP.

If a jurisdiction provided information, the survey asked that it be provided in a format that is comparable across all jurisdictions.

Results Summary

Four respondents representing the following four jurisdictions submitted complete surveys:

- Butte County
- City of Chico
- City of Oroville
- Town of Paradise

Chico and Paradise respondents noted that they keep databases with records of approved residential development

Butte County respondents emphasized the importance of temporary housing unit data. This information is readily available online for Butte County and for the Town of Paradise.

Butte County noted two additional data sources:

1. Information regarding farmworkers in Butte County from the 2014 Regional Housing Needs Assessment, and
2. Housing Policies being considered by the Butte County Board of Directors, like SRO preservation policies.

Raw survey results are below.

Objectives/Factors	Data																						
	Household Growth Projections	Housing Tenure	Existing Housing Unit Types	Housing Cost Burden	Camp Fire Housing Lost	Agricultural Lands	Natural Hazards	Environmental Lands	Existing and Future Jobs	Jobs-Housing Balance	Affordable Housing Stock	Local Development Capacity	Homelessness	Childhood Poverty Status	Jobs-Housing Fit	Existing and Projected Sewer and Water Capacity	Overcrowding	Racial Distribution	Housing-Related VMT	Approved Residential Development	Farmworker Employment and Housing Needs	Infill Development Potential	
Existing and projected jobs/housing relationship, particularly low-wage jobs and affordable housing	X	X	X	X					X	X					X		X	X		X			
Lack of capacity for sewer or water service due to decisions outside jurisdiction's control																X							
Availability of land suitable for urban development						X	X	X				X											X
Lands protected from urban development under existing federal or State programs						X		X															
County policies to preserve prime agricultural land						X																	
Distribution of household growth in RTP and opps. to maximize use of transit & existing transportation infrastructure	X								X	X	X	X			X				X				X
Agreements to direct growth toward incorporated areas						X		X															
Loss of deed-restricted affordable units			X																				
Households paying more than 30 percent and more than 50 percent of their income in rent				X																			
The rate of overcrowding																	X						
Housing needs of farmworkers																					X		
Housing needs generated by a university within the jurisdiction	X	X	X																				
Units lost during a state of emergency that have yet to be replaced	X				X																		
The region's GHG targets	X								X	X									X				X
Increased housing supply and affordability				X		X	X	X				X					X						
Environmental justice														X				X	X				
Jobs-housing balance	X								X	X											X		
Affordability balance				X					X		X		X								X		
Affirmatively Further Fair Housing														X				X					

Have Data
Information needed

Town of Paradise

Participant Information

Jurisdiction: Town of Paradise

Survey Respondent Name: Susan Hartman

Survey Respondent Title: Community Development Director

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q6

No

Are there additional data points that are important to consider in developing the BCAG RHNP?

Q7

Are you familiar with any data sources that might be relevant to this effort and provide information post-Camp Fire?

If yes, please list all. :

The Town's Building Dept can provide reports on approved residential development.

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q8

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

- | | |
|--|--------------------|
| Water Capacity | Constraint |
| Land Suitability | Opportunity |
| Construction costs | Constraint |
| Availability of construction workforce | Constraint |
| Availability of vacant land | Opportunity |

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

Water capacity is a constraint at this time because of the damage done to the water distribution system by the Camp Fire. Repairs are being made, but funding at a State level is also in jeopardy. Land suitability is an opportunity because there is a lot of empty residential lots for sale that already have underground improvements (gas lines/septic/electrical) that make redevelopment of the parcels more streamlined than the average vacant lot. Also, there are vacant mobile home parks for sale that buyers may be interested in converting to multi-family housing instead. Construction costs and availability of construction workforce is a constraint because the construction demand that the Camp Fire and Carr Fire has placed on the industry in the Northstate, along with the regular Chico development, has put a strain on available resources and those resources now come at a premium. Availability of vacant land - again, like 'land suitability', there is a surplus of vacant residential land that is for sale in Paradise as a result of the Camp Fire.

Q9

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions? Check all that apply.

- Energy efficiency standards in new construction or retrofits**
- Investment in pedestrian, bicycle, and active transportation infrastructure**

Q10

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

No

Q11

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households? Check all that apply.

Local gap financing for affordable housing development

Other (please specify):

High density housing of any affordability is difficult to achieve in Paradise as the entire town is on individual septic systems and wastewater discharge rates for both standard and secondary treatment require quite a bit of land.

Q12

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

No

Q13

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Respondent skipped this question

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q14

Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply.

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities

Other (please explain):

Limited wastewater capacities

Q15

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity? Check all that apply.

Funding rehabilitation and accessibility improvements for low-income homeowners

Q16

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply:

Condominium conversion regulations

In Use

Promoting streamlined processing of ADUs

Potential Council/Board Interest

Q6

Are there additional data points that are important to consider in developing the BCAG RHNP? If so, please specify.

Yes. Ensuring that an accurate count of those living in temporary housing (e.g., travel trailers) as allowed under temporary circumstances in the wake of the Camp Fire is provided. These could be in both incorporated and unincorporated areas, and areas within the boundary of the Camp Fire and those outside of it.

Q7

Are you familiar with any data sources that might be relevant to this effort and provide information post-Camp Fire? If yes, please list all.

Yes. The County maintains a data base on permits that have been issued for temporary housing in the unincorporated area. Post Camp Fire Regional Population & Transportation Study - Not sure of status.

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q8

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Water Capacity	Constraint
Land Suitability	Constraint
Lands protected by federal or State programs	Constraint
County policies to preserve agricultural land	Constraint
Availability of schools	Constraint
Availability of parks	Constraint
Availability of public or social services	Opportunity, Constraint
Impact of climate change and natural hazards	Constraint
Construction costs	Constraint
Availability of construction workforce	Constraint
Availability of surplus public land	Constraint
Availability of vacant land	Constraint
Financing/funding for affordable housing	Constraint
Weak market conditions	Constraint
Project labor agreements	Constraint
Utility connection fees	Constraint

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

While the county provides many services to the County as a whole, including services to incorporated cities, as an unincorporated jurisdiction Butte County does not provide services necessary for urban development in most areas. Local utility districts, especially in the south Oroville area provide water and sewer services to the unincorporated areas of the County. Even in these areas districts have constraints related to service that hinder urban development. The majority of the County requires service with on-site septic systems and domestic wells. This does not allow for the urban densities necessary for affordable housing. Butte County has designated vast areas for agricultural protection, the lifeblood of our economy. These areas are protected through strong policies set forth in the General Plan. Many of these areas are protected through individual Williamson Act contracts that prohibit non-agricultural uses. Foothill and mountain areas are prone to wildland fire risk, ingress and egress constraints for residents and emergency responders. These areas are also important watersheds, and offer important habitat, including for endangered species.

Q9

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions? Check all that apply.

Energy efficiency standards in new construction or retrofits

Investment in pedestrian, bicycle, and active transportation infrastructure

Land use changes that encourage a diversity of housing types and/or mixed-use development

Land use changes to allow greater density near transit,

Changes to parking requirements for new residential and/or commercial construction

Implementing a Climate Action Plan

Q10

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness? If so, please provide an estimate for the local homeless population and corresponding need for transitional housing.

Yes. Butte County participates in the Continuum of Care report.

Q11

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households? Check all that apply.

Land use and zoning laws, such as minimum lot sizes, limits on multi-unit properties, height limits, or minimum parking requirements

Local gap financing for affordable housing development

Local affordable housing development capacity,

Limited water and sewer service providers to allow for urban densities.

Q12

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?
If so, what is the total existing need for housing units for farmworkers in your jurisdiction, what portion of this need is currently unmet, and what is the data source for this information?:

Yes. Farmworker data indicate that approximately 5,021 persons work as either full-time or seasonal employees in Butte County. Butte County has a fluctuating population of seasonal workers as well as a small base of workers who work more than 150 days a year in farm labor. The needs of seasonal workers may be met with farm labor camps, but farmworkers who choose to reside in the county year-round need long-term affordable housing. (2014 Housing Needs Assessment)

Q13

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

Local affordable housing development capacity

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q14

Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply.

Community opposition to proposed or existing developments

Displacement of residents due to natural hazards, such as wildfires

Location of affordable housing,

Lack of community revitalization strategies,

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Location of employers,

Creation and retention of high-quality jobs,

Range of job opportunities available,

CEQA and the land use entitlement process

Q15

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity? Check all that apply.

Land use changes to allow a greater variety of housing types

Dedicated local funding source for affordable housing development

Support for the development of larger affordable housing units that can accommodate families (2- and 3-bedroom units, or larger)

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)

Exploring partnerships with Community Development Financial Institutions, large regional employers, and investors to add to the financial resources available for the creation and preservation of deed-restricted affordable housing units

Funding rehabilitation and accessibility improvements for low-income homeowners

Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

Q16

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply:

Single-room occupancy (SRO) preservation

Other (please specify)

Potential Council/Board Interest

Butte County Administration may have a better understanding of these programs and the County's involvement.

City of Oroville

Participant Information

Jurisdiction: City of Oroville
Survey Respondent Name: Dawn Nevers
Survey Respondent Title: Assistant Community Development
Director

6TH CYCLE RHNP REQUIRED OBJECTIVES AND FACTORS

Q6

No

Are there additional data points that are important to consider in developing the BCAG RHNP?

Q7

Are you familiar with any data sources that might be relevant to this effort and provide information post-Camp Fire?

If yes, please list all. :

Fluctuation in populations

HOUSING OPPORTUNITIES AND CONSTRAINTS

Q8

Which of the following apply to your jurisdiction as either an opportunity or a constraint for development of additional housing by 2030? You can indicate that something is both an opportunity and a constraint, or leave both boxes unchecked if the issue does not have an impact on housing development in your jurisdiction. Check all that apply.

Land Suitability	Opportunity
Availability of public or social services	Opportunity, Constraint
Availability of construction workforce	Opportunity, Constraint
Availability of surplus public land	Opportunity
Availability of vacant land	Opportunity Constraint
Financing/funding for affordable housing	
Utility connection fees	

Please explain any opportunities and/or constraints listed above, and/or list any additional opportunities or constraints.

Land Suitability: Oroville has plenty of suitable land for housing of all types, an opportunity; Availability of public/social services: Oroville is the County seat, location of a plethora of county-provided services. There are also a number of churches, religious organizations, and nonprofits providing these services as well; Availability of construction workforce: Oroville has a large workforce suitable for construction trades, but since the Camp Fire there has been a shortage, and most of the construction workforce has been imported; Availability of surplus public land: Oroville owns a few parcels suitable for housing development and is actively working with affordable housing developers. This is an opportunity. The constraint is that there are very few such parcels; Availability of vacant land: Oroville has plenty of land suitable for housing of all types, an opportunity. In addition, there is plenty of additional vacant land adjacent to the city, in Thermalito, South Oroville, and north of the River; Financing for affordable housing: Oroville has long had First Time Home Buyer and housing rehab programs, plus there is plenty of new money coming from the State and Federal Government; Utility connection fees: A constraint because they tend to be significant, and often are a deal killer for an otherwise worthy project.

Q9

The location and type of housing can play a key role in meeting State and regional targets to reduce greenhouse gas (GHG) emissions. What land use policies or strategies has your jurisdiction implemented to minimize GHG emissions? Check all that apply.

Energy efficiency standards in new construction or retrofits

Investment in pedestrian, bicycle, and active transportation infrastructure

Land use changes that encourage a diversity of housing types and/or mixed-use development

Implementing a Climate Action Plan

Q10

No

Does your jurisdiction collect data on homelessness within the jurisdiction and demand for transitional housing for those experiencing homelessness?

Q11

Local gap financing for affordable housing development

What are the primary barriers or gaps your jurisdiction faces in meeting its RHNA goals for producing housing affordable to very low- and low-income households? Check all that apply.

Other (please specify):

Economic conditions (Recession, COVID, etc.)

Q12

No

Over the course of a typical year, is there a need in your jurisdiction for housing for farmworkers?

Q13

Other (please specify):

If your jurisdiction is not currently meeting the demand for farmworker housing, what are the main reasons for this unmet demand?

N/A

QUESTIONS ABOUT FAIR HOUSING ISSUES, GOALS, AND ACTIONS

Q14

Community opposition to proposed or existing developments

Which of the following factors contribute to fair housing issues in your jurisdiction? Check all that apply.

Deteriorated or abandoned properties

Lack of private investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of public investments in low-income neighborhoods and/or communities of color, including services or amenities

Lack of regional cooperation

Availability, frequency, and reliability of public transit

Creation and retention of high-quality jobs

Range of job opportunities available

The impacts of natural hazards, such as wildfires

Q15

What actions has your jurisdiction taken to overcome historical patterns of segregation or remove barriers to equal housing opportunity? Check all that apply.

Land use changes to allow a greater variety of housing types

Support for the development of affordable housing for special needs populations (seniors, the disabled, those experiencing homelessness, those with mental health and/or substance abuse issues, etc.)

Support for the development of affordable housing on publicly-owned land

Providing financial support or other resources for low-income home buyers

Funding rehabilitation and accessibility improvements for low-income homeowners

Streamlining entitlements processes and/or removing development fees for affordable housing construction

Ensuring affirmative marketing of affordable housing is targeted to all segments of the community

Q16

Which of the following policies, programs, or actions does your jurisdiction use to prevent or mitigate the displacement of low-income households? Check all that apply:

Condominium conversion regulations

In Use

Promoting streamlined processing of ADUs

Under Council/Board Consideration

Housing counseling

In Use

Dedicating surplus land for affordable housing

In Use
